

ORDINANCE NO. Late Backup # 97

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2401 PEARL STREET IN THE WEST UNIVERSITY  
3 NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE  
4 MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)  
5 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH  
6 DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP)  
7 COMBINING DISTRICT.

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from multifamily residence moderate high density-neighborhood  
13 plan (MF-4-NP) combining district to multifamily residence moderate high density-  
14 conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property  
15 described in Zoning Case No. C14-2007-0132, on file at the Neighborhood Planning and  
16 Zoning Department, as follows:

17  
18 Lot 4, being a portion of Outlot 46, Division D, Fraternity Row Subdivision, a  
19 subdivision in the City of Austin, Travis County, Texas, according to the map or  
20 plat of record in Plat Book 4, Page 224, of the Plat Records of Travis County,  
21 Texas (the "Property"),

22  
23 locally known as 2401 Pearl Street, in the City of Austin, Travis County, Texas, and  
24 generally identified in the map attached as Exhibit "A".

25  
26 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
27 established by this ordinance is subject to the following conditions:

28  
29 Development of the Property must comply with the site development standards of the MF-  
30 4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3,  
31 Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City  
32 Code.

33  
34 **PART 3.** Except as otherwise provided in this ordinance, the Property is subject to  
35 Ordinance No. 040826-57 that established the West University neighborhood plan  
36 combining district.  
37

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2007.  
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4 **PASSED AND APPROVED**

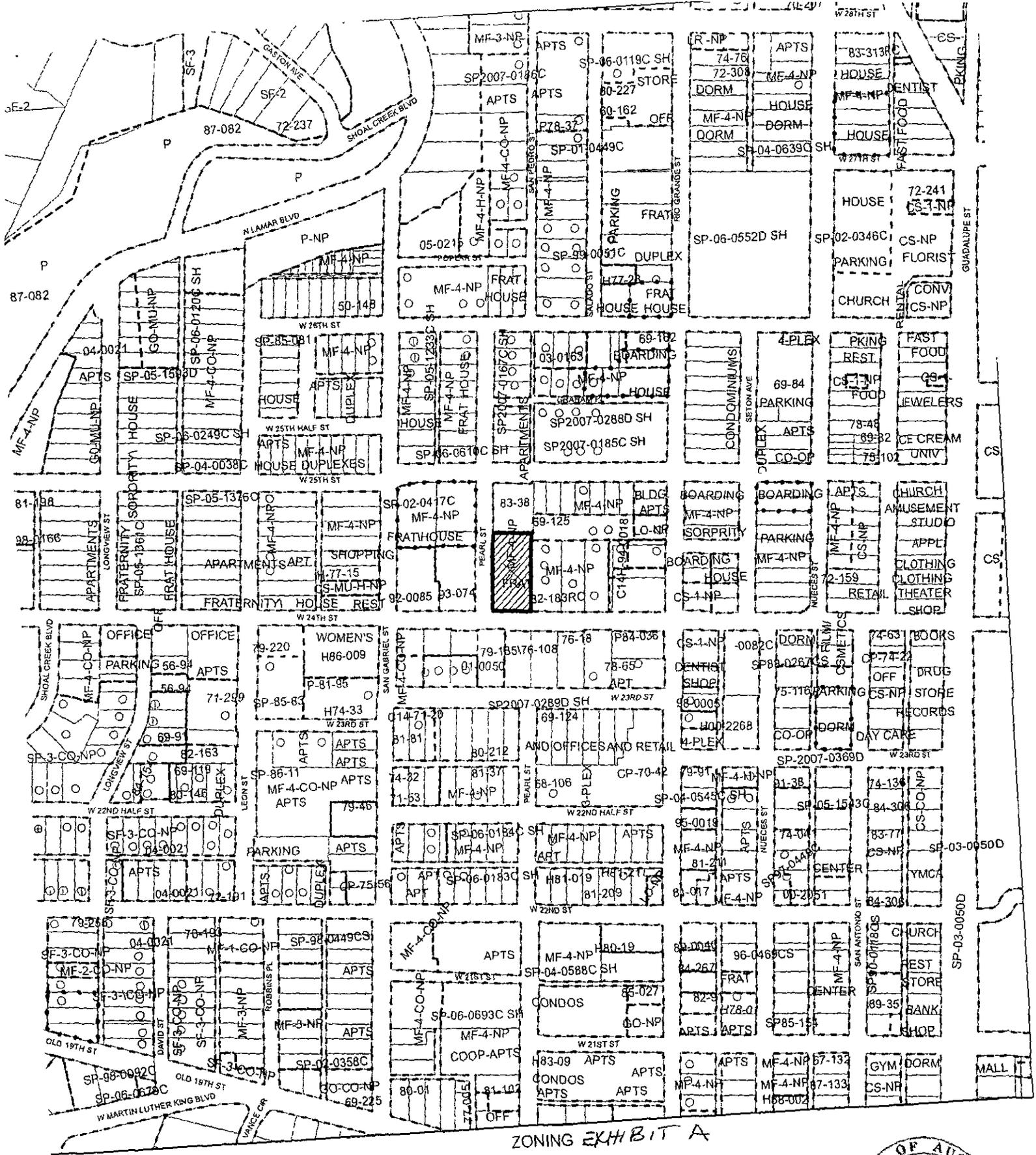
5  
6 §  
7 §  
8 \_\_\_\_\_, 2007 § \_\_\_\_\_  
9

10 Will Wynn  
11 Mayor

12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13

14 David Allan Smith  
15 City Attorney

Shirley A. Gentry  
City Clerk



ZONING EXHIBIT A

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE# C14-2007-0132  
 ADDRESS: 2401 PEARL ST  
 SUBJECT AREA: 0.829 ACRES  
 GRID: J24  
 MANAGER: J ROUSSELIN



1" = 400' OPERATOR SM

This map has been produced by GIS Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 2500 RIO GRANDE STREET IN THE WEST  
3 UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY  
4 RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)  
5 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH  
6 DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP)  
7 COMBINING DISTRICT.

8  
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from multifamily residence moderate high density-neighborhood  
13 plan (MF-4-NP) combining district to multifamily residence moderate high density-  
14 conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property  
15 described in Zoning Case No. C14-2007-0142, on file at the Neighborhood Planning and  
16 Zoning Department, as follows:

17  
18 Two tracts of land out of Outlot 52, Division D, City of Austin, the tracts being  
19 more particularly described by metes and bounds in Exhibit "A" incorporated into  
20 this ordinance (the "Property"),

21  
22 locally known as 2500 Rio Grande Street, in the City of Austin, Travis County, Texas, and  
23 generally identified in the map attached as Exhibit "B".

24  
25 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
26 established by this ordinance is subject to the following conditions:

27  
28 Development of the Property must comply with the site development standards of the MF-  
29 4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3,  
30 Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City  
31 Code.

32  
33 **PART 3.** Except as otherwise provided in this ordinance, the Property is subject to  
34 Ordinance No. 040826-57 that established the West University neighborhood plan  
35 combining district.  
36  
37

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2007.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2007 § \_\_\_\_\_  
9

10 Will Wynn  
11 Mayor

12 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
13

14 David Allan Smith  
15 City Attorney

Shirley A. Gentry  
City Clerk

## EXHIBIT A

TRACT 1: Being a portion of the south one-half of Outlot Fifty-two (52), Division "D", City of Austin, Travis County, Texas, and being that same tract of land as conveyed to W. W. Patterson, Trustee, by Beatrice Norwood by Deed of Trust as recorded in Volume 891, Page 564, of the Travis County Deed of Trust Records, as surveyed for the Omega Building Company of Austin, Texas, by William M. Brooks, Registered Public Surveyor, Austin, Texas.

BEGINNING at an iron stake found in the west line of Rio Grande Street at the southeast corner of that certain tract out of the south portion of Outlot Fifty-two (42), Division "D", City of Austin, Travis County, Texas, as conveyed to W. W. Patterson by Beatrice Norwood, by deed of trust as recorded in Volume 891, Page 564, of the Travis County Deed of Trust Records, for the southeast corner of the herein described tract of land, from which an iron stake at the northwest intersection of West 25th Street and Rio Grande Street bears S 06 deg. 24' W 120.05 feet;

THENCE N 84 deg. 56' W 153.90 feet to an iron stake found for the southwest corner;

THENCE N 05 deg. 35' E 85.17 feet to two 60<sup>d</sup> nails found in the concrete curb and being in the south line of Graham Drive for the northwest corner;

THENCE with the south line of Graham Drive S 84 deg. 39' E 155.09 feet to an iron stake found in the west line of Rio Grande Street for the northeast corner;

THENCE with the west line of Rio Grande Street S 06 deg. 24' W 84.44 feet to the place of beginning, containing 13,101 square feet of land, more or less, and being the same property conveyed in Volume 2415, Page 271 corrected by Volume 3451, Page 2042, Travis County Deed Records.

TRACT 2: Being a portion of the south one-half of Outlot Fifty-two (52), Division "D", City of Austin, Travis County, Texas, as surveyed for the Omega Building Company of Austin, Texas, by William M. Brooks, Registered Public Surveyor, Austin, Texas.

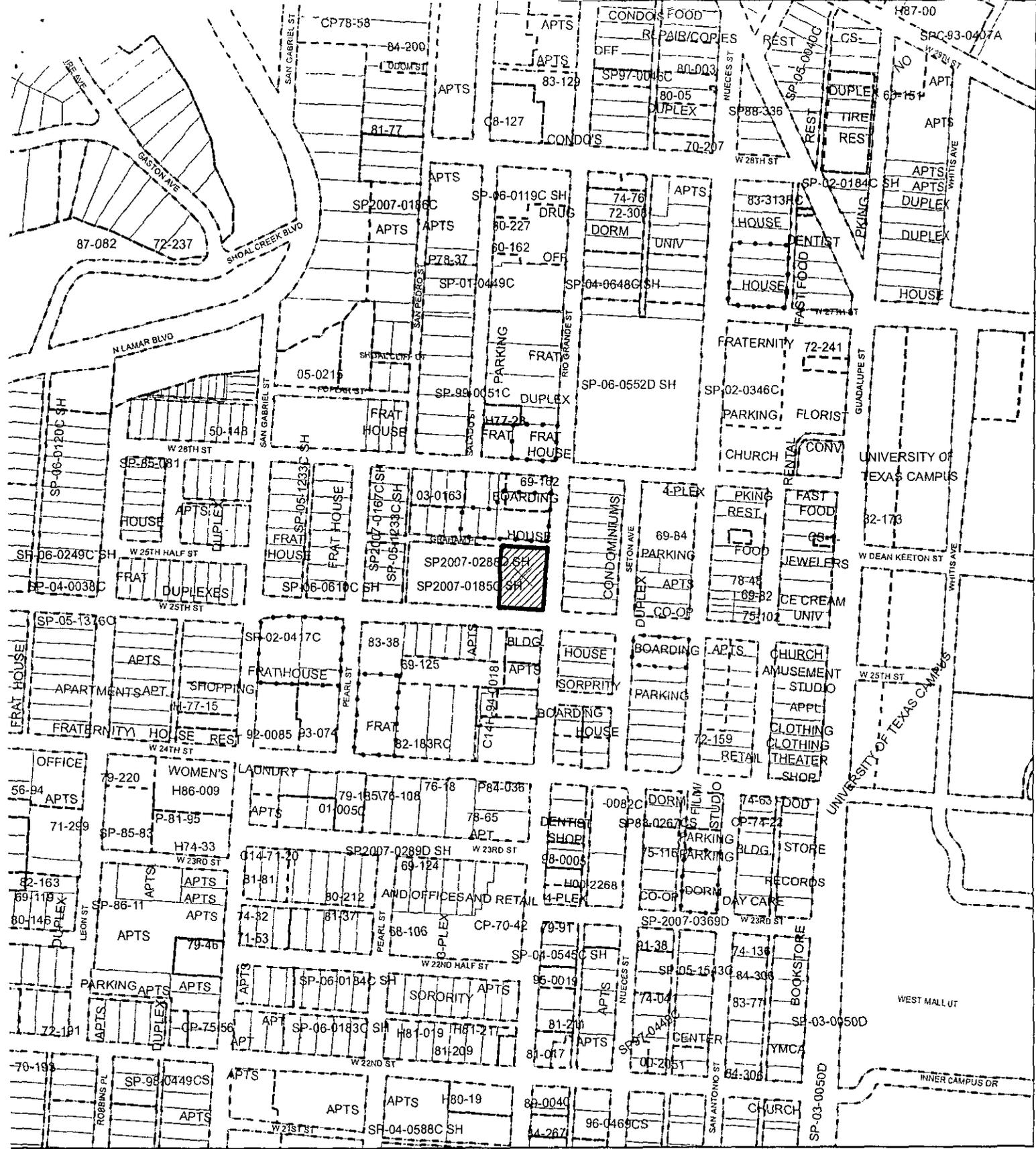
BEGINNING at an iron stake found at the intersection of the west line of Rio Grande Street and the north line of West 25th Street, said iron stake being the southeast corner of the herein described tract of land;

THENCE with the north line of West 25th Street N 83 deg. 58' W 146.77 feet to an iron stake found for the southwest corner;

THENCE N 06 deg. 21' E 117.56 feet to an iron stake found for the northwest corner;

THENCE S 84 deg. 56' E 146.90 feet to an iron stake found for the northeast corner and being in the west right-of-way line of Rio Grande Street;

THENCE with the west line of Rio Grande Street S 06 deg. 24' W 120.05 feet to the place of beginning, containing 17,442 square feet of land, and being the same tract of land described in a deed from A. W. Bloor, et al, to Omega Building Company by deed dated June 6, 1946, of record in Volume 785, Page 283, Travis County, Texas Deed Records.



ZONING EXHIBIT B

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

ZONING CASE# C14-2007-0142  
 ADDRESS: 2500 RIO GRANDE ST  
 SUBJECT AREA 0.716 ACRES  
 GRID: J24  
 MANAGER: J. ROUSSELIN



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